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ENT12479:2022 PG 1 of 3

Andrea Allen
Utah County Recorder

2022 Jan 28 03:01 PM FEE 40.00 BY AR

RECORDED FOR First American Title Insurance Company - NCS Washington DC
ELECTRONICALLY RECORDED

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Drake Real Estate Services, Inc.

Attn: Jon Hauser

496 S. Broadway

Denver, CO 80209

When Recorded Return To: *Bethany Flanders*
First American Title Insurance Company
National Commercial Services
401 E. Pratt Street, Suite 323
Baltimore, MD 21202
File No: NCS 1069498

Parcel No. 14:054:0155

SPECIAL WARRANTY DEED

VALLEY GROVE V, LLC, a Maryland limited liability company, with an address of 1982 West Pleasant Grove Boulevard, Suite D, Pleasant Grove, Utah 84062 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to DRAKE MOTOR PARTNERS SLC LLC, a Colorado limited liability company, with an address of 496 S. Broadway, Denver, CO 80209 ("Grantee"), for the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Utah County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with any and all buildings, structures, and improvements on the Property; subject to all easements, covenants, restrictions, rights-of-way, and other encumbrances appearing of record, and real property taxes and assessments for the current year and thereafter.

[Remainder of page intentionally left blank. Signature and notarization on following page.]

Witness the hand of said Grantor this 28th day of January, 2022.

GRANTOR:


VALLEY GROVE V, LLC,
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC
a Delaware limited liability company

Its: Manager

By: EDWARD ST. JOHN, LLC
a Delaware limited liability company

Its: General Manager


By: Edward A. St. John
General Manager

STATE OF MARYLAND)
):ss
COUNTY OF BALTIMORE)

I hereby certify, that on this 28th day of January, 2022, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the General Manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove V, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.


NOTARY PUBLIC

My Commission Expires:
10/9/22

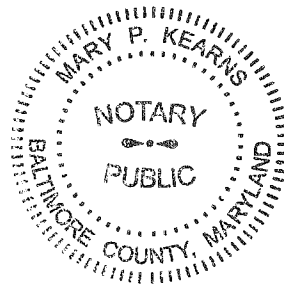


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Valley Grove Business Park Plat "O" – Lot 31

Beginning at a point on the westerly boundary line of the Grove Creek Center Commercial Subdivision Plat 'B', said point being North 89°37'36" East 451.73 feet along the section line, South 35.93 feet and South 00°19'53" West 591.88 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence South 00°19'53" West 382.95 feet said westerly boundary line and its extension;
thence North 89°40'07" West 218.48 feet to the Northerly Right-of-Way Line of Interstate 15;
thence along said Northerly Right-of-Way Line the following two (2) courses:
(1) Northwesterly 80.17 feet along the arc of a 3,445.69 foot radius curve to the right (center bears North 38°33'12" East and the chord bears North 50°46'48" West 80.17 feet with a central angle of 01°19'59");
thence North 49°51'00" West 340.46 feet;
thence North 114.60 feet;
thence South 89°40'07" East 543.05 feet to the point of beginning.

Contains 164,518 Square Feet or 3.777 Acres